

# **ENGINEER'S REPORT**

**Prepared for the**

**CITY OF SAN DIEGO**

**Mid-City  
Maintenance Assessment District**

**Fiscal Year 2003**

**under the provisions of the  
San Diego Maintenance Assessment District Ordinance  
of the San Diego Municipal Code**

**and**

**Landscape and Lighting Act of 1972  
of the California Streets and Highways Code**

**Prepared by**

**BOYLE ENGINEERING CORPORATION  
7807 Convoy Court, Suite 200  
San Diego, CA 92111  
(858) 268-8080**

**May 2002**

# **CITY OF SAN DIEGO**

## **Mayor**

Dick Murphy

## **City Council Members**

Scott Peters

District 1

Brian Maienschein

District 5

Byron Wear

District 2

Donna Frye

District 6

Toni Atkins

District 3

Jim Madaffer

District 7

George Stevens

District 4

Ralph Inzunza, Jr.

District 8

## **City Manager**

Michael T. Uberuaga

## **City Attorney**

Casey Gwinn

## **City Clerk**

Charles G. Abdelnour

## **City Engineer**

Frank Belock

## **Assessment Engineer**

Boyle Engineering Corporation

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# Engineer's Report

## Mid-City

## Maintenance Assessment District

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### Preamble

Pursuant to the provisions of the "San Diego Maintenance Assessment District Ordinance" (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the "Landscape and Lighting Act of 1972" (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (being Article XIID of the California Constitution), and provisions of the "Proposition 218 Omnibus Implementation Act" (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), in connection with the proceedings for the MID-CITY MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as "District"), BOYLE ENGINEERING CORPORATION, as Assessment Engineer to the City of San Diego for these proceedings, submits herewith this report for the District as required by California Streets and Highways Code Section 22565.

FINAL APPROVAL, BY RESOLUTION NO. \_\_\_\_\_ ,  
ADOPTED BY THE CITY COUNCIL OF THE CITY OF SAN  
DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

## Executive Summary

Project: Mid-City Maintenance Assessment District  
Apportionment Method: Linear frontage foot (LFF)

	FY 2002	FY 2003 <sup>(1)</sup>	Maximum <sup>(2)</sup> Authorized
<b>Total Parcels Assessed:</b>	2,439	2,431	--
<i>Sub-District 1</i>	13	13	--
<i>Sub-District 2</i>	30	30	--
<i>Sub-District 4</i>	123	121	--
<i>Sub-District 12</i>	41	41	--
<i>Sub-District 13</i>	2,232	2,226	--
<b>Total Estimated Assessment:</b>	\$303,989	\$313,365	--
<i>Sub-District 1</i>	\$10,087	\$10,455	--
<i>Sub-District 2</i>	\$11,743	\$11,743	--
<i>Sub-District 4</i>	\$29,616	\$30,697	--
<i>Sub-District 12</i>	\$12,402	\$12,402	--
<i>Sub-District 13</i>	\$240,141	\$248,068	--
<b>Total Number of LFF:</b>	145,649.9	145,650.0	--
<i>Sub-District 1</i>	1,080.0	1,080.0	--
<i>Sub-District 2</i>	1,680.0	1,680.0	--
<i>Sub-District 4</i>	5,404.4	5,404.4	--
<i>Sub-District 12</i>	3,272.2	3,272.2	--
<i>Sub-District 13</i>	134,213.3	134,213.4	--
<b>Assessment per LFF:</b>			
<i>Sub-District 1</i>	\$9.34	\$9.68 <sup>(3)</sup>	\$9.68 <sup>(3)</sup>
<i>Sub-District 2</i>	\$6.99	\$6.99	\$6.99
<i>Sub-District 4</i>	\$5.48	\$5.68 <sup>(4)</sup>	\$5.68 <sup>(4)</sup>
<i>Sub-District 12</i>	\$3.79	\$3.79	\$3.79
<i>Sub-District 13</i> <sup>(5)</sup>	\$9.00/\$6.41/\$0.64	\$9.32/\$6.61/\$0.66 <sup>(6)</sup>	\$9.32/\$6.61/\$0.66 <sup>(6)</sup>

<sup>(1)</sup> FY 2003 is the City's Fiscal Year 2003, which begins July 1, 2002 and ends June 30, 2003. Total Parcels Assessed, Total Estimated Assessment, and Total Number of LFF may vary from fiscal prior year values due to parcel changes.

<sup>(2)</sup> Maximum Authorized annual amounts subject to cost indexing provisions set forth in this Engineers Report.

<sup>(3)</sup> Fiscal Year 2002 maximum authorized annual assessment of \$9.34 increased by cost indexing factor of 3.64%.

<sup>(4)</sup> Fiscal Year 2002 maximum authorized annual assessment of \$5.48 increased by cost indexing factor of 3.65%.

<sup>(5)</sup> Assessment per LFF for boulevard frontages (Zone 1), boulevard frontages (Zone 2), and side street frontages, respectively.

<sup>(6)</sup> Fiscal Year 2002 maximum authorized annual assessments increased by cost indexing factors of 3.56%, 3.12% and 3.13%, respectively.

Proposition 218 Compliance: The District was re-engineered in Fiscal Year 1998 for compliance with Proposition 218. By a ballot proceeding, majority property approved Fiscal Year 1998 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing.

Annual Cost Indexing:	An increase of assessments, under authority of annual cost indexing provisions, <b>is</b> required for Fiscal Year <b>2003</b> .
Bonds:	No bonds will be issued in connection with this District

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## Background

The Mid-City Maintenance Assessment District (District) was established in July 1987. The original Engineer's Report is on file in the City of San Diego (City) Clerk's office. The District has primarily funded maintenance costs associated with **trees and shrubs, landscaped medians, benches, and additional enhanced street lights located within business district areas.**

Presently, the District consists of **five (5)** sub-districts located along Adams Avenue, El Cajon Boulevard, Park Boulevard, and University Avenue. The current sub-districts are located as follows:

- ◆ ***Sub-District #1:*** University Avenue (from Fairmont Avenue to Marlborough Avenue).
- ◆ ***Sub-District #2:*** University Avenue (from 37<sup>th</sup> Street to Wilson Avenue).
- ◆ ***Sub-District #4:*** Adams Avenue (from Mission Cliff Drive to Florida Street) and Park Boulevard (from Adams Avenue to Mission Avenue).
- ◆ ***Sub-District #12:*** University Avenue (from 10<sup>th</sup> Avenue to Herbert Street).
- ◆ ***Sub-District #13:*** El Cajon Boulevard (from I-805 to 54<sup>th</sup> Street); divided into two zones: I-805 to 44<sup>th</sup> Street (Zone 1), and 44<sup>th</sup> Street to 54<sup>th</sup> Street (Zone 2).

The District boundary and benefit apportionment methodology were reviewed and re-formulated in June 1997, primarily for purposes of increasing assessments, annexing additional areas into the District, adding provisions for cost indexing of all assessments, and complying with Proposition 218. By a mail ballot proceeding, property owners approved the re-engineering. The Engineer's Report, preliminarily accepted by Resolution Number R-289040 on August 5, 1998, proposed Fiscal Year 1999 assessments, maximum authorized assessments for subsequent years, and provisions for annual cost indexing of the maximum authorized assessments.

Over the years, sub-districts have been annexed into and de-annexed out of the District. Many de-annexed sub-districts were annexed into other districts. Table 1 chronicles the annexations and de-annexations since 1987.

**TABLE 1: Sub-District History**

Sub- District Number	Date of Annexation	Date of De-Annexation	Current District
1	September 1989	--	Mid-City
2	September 1988	--	Mid-City
3	September 1988	1996	Adams Avenue
4	November 1993	--	Mid-City
(parcels added)	November 1994	--	Mid-City
5	September 1988	1996	North Park
6	September 1988	1996	Adams Avenue
7	September 1989	1996	Adams Avenue
8*	January 1992	2000	--
9	January 1992	1996	North Park
10*	November 1993	2000	--
11*	August 1997	2000	--
12	May 1999	--	Mid-City
13	May 2000	--	Mid-City

\* De-annexed and incorporated into Sub-District #13 as part of the Fiscal Year 2001 proceedings.

## District Proceedings for Fiscal Year 2003

This District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance of 1986” (being Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), provisions of the “Landscape and Lighting Act of 1972” (being Part 2 of Division 15 of the California Streets and Highways Code), applicable provisions of “Proposition 218” (being Article XIII D of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “Assessment Law”). This report has been prepared in compliance with Assessment Law.

Some of the Fiscal Year 2003 assessments proposed within this Engineer’s Report represent an increase from the previous year’s assessments. The increase is under authority of annual cost indexing provisions approved by the voters. Therefore, the vote requirements of Section 4 of Article XIII D do not apply to these proceedings.



A public hearing will be scheduled where public testimony will be heard by the Council, and the Council may, at its discretion, adopt a resolution ordering the levying of the proposed assessments.

### **Bond Declaration**

No bonds will be issued in connection with this District.

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## **District Boundary**

The Boundary Map and Assessment Diagram for the Mid-City Maintenance Assessment District are on file in the Maintenance Assessment Districts Section of the Park and Recreation Department of the City of San Diego and by reference are made a part of this report. The Boundary Map and Assessment Diagram for the District are available for public inspection during normal business hours. The District boundary is depicted in Exhibit A.

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## **Project Description**

The project to be funded by the proposed assessments is the maintenance of trees and shrubs, landscaped medians, graffiti removal, median gutter sweeping, benches, and additional enhanced street lights within the District's boundaries. The District maintains approximately 55,424 square feet of landscaped medians. All landscape and lighting improvements to be maintained by the District fall within dedicated City public right-of-way.

The engineering drawings for the improvements maintained by the District are on file at Map Records in the City Engineer's office and are incorporated herein. The drawings are as follows: D-23541 (Sub-District #1); D-24603 (Sub-District #2); D-24918 & D-26996 (Sub-District #4); D-28376 (Sub-District #12); and D-26455, D-27012 & D-28301 (Sub-District #13). Additional details related to specific Sub-District improvements are contained in documents incorporated by reference into prior Engineer's Reports prepared for purposes of District formation.

The specifications for maintenance to be performed are contained in City Contract Numbers L3261/00, L3768/01, L3491/01 which are incorporated herein by reference and are on file with the City Clerk and the

Park and Recreation Department. The specifications are available for public inspection during normal business hours.

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## Separation of General and Special Benefits

Consistent with City policy for the public at large, the City will provide the District with annual contributions from the Gas Tax Fund for median maintenance (18.0¢ per square foot of landscaped median and 1.3¢ per square foot of hardscaped median) and from the Environmental Growth Fund for open space maintenance (\$26.63 per acre). In addition, the City will contribute for lighting maintenance and energy costs an amount equivalent to that used for City minimum required streetlights. These cost allocations are considered to be “general benefit” administered by the District. All other maintenance, operations, and administration costs associated with the District, which exceed the City’s contribution to the public at large, are accordingly considered to be “special benefit” funded by the District.

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## Cost Estimate

### Estimated Costs

Estimated Fiscal Year 2003 annual expenses, revenues, reserves, and assessments (provided by the City) for the entire District and individual sub-districts are included as Exhibit B hereto.

### Annual Cost Indexing

With the passage of Proposition 218, any proposed increase in assessments must be placed for approval before the property owners by a mail ballot and a public hearing process, similar to these proceedings. A majority of ballots received must be affirmative for the City Council to confirm and levy the increased assessments. For small assessment districts or districts with relatively low dollar assessments, the cost of an engineer’s report, balloting, and the public hearing process can potentially exceed the total cost of the increase. These incidental costs of the proceedings can be added to the assessments, resulting in even higher assessments.

Indexing assessments annually to the San Diego Consumer Price Index for

Urban Consumers (SDCPI-U), as approved by the District property owners in Fiscal Year 1999, allows for minor increases for normal maintenance and operating cost escalation without incurring the costs of the Proposition 218 ballot proceedings. Any significant change in the assessment initiated by an increase in service provided or other significant changes to the District would still require the Proposition 218 proceedings and property owner approval.

The maximum authorized assessment established in the Fiscal Year 1998 proceedings are authorized to be indexed (increased or decreased) annually by the factor published in the SDCPI-U. Fiscal Year 1999 was the first year authorized for such indexing. It has been determined that an increase of assessments, as authorized by the cost indexing provisions, **is** required for Fiscal Year **2003**.

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## Method of Apportionment

### Estimated Benefit of the Improvements

The Transportation Element of the City's General Plan and the general policy recommendations found in the **local** Community Plan establish several goals for the community's transportation system. The improvements being maintained by the **District** are consistent with the plans' goals for **safety and pleasing aesthetics**. All benefits assessed to the District are special to this District and are distinct from other parcels in the City.

The improvements (enhanced landscape, streetscape, medians, benches, and additional street lighting) benefit parcels by enhancing the visual aesthetics of the business districts, establishing a continuity of business district appearance, increasing land and business values, promoting public safety and a sense of security for the clientele and employees through increased night lighting, reducing graffiti problems, and creating a sense of community identity and pride.

### Apportionment Methodology

It is estimated that the benefit received by each parcel is directly proportional to the linear front footage (LFF) of each parcel fronting the improvements. The total LFF for each sub-district has been divided into the

estimated cost for each respective sub-district to determine the assessment per LFF for each sub-district. For Sub-District #13 (which contains two zones), assessments per LFF have been calculated separately for boulevard frontage and side-street frontage.

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## Summary Results

The District boundary is presented in Exhibit A.

An estimate of the costs of the improvements provided by the District is included as Exhibit B to this report.

The assessment methodology utilized is as described in the text of this report. Based on this methodology, the LFF and Fiscal Year 2003 District assessment for each parcel were calculated and are shown in the Assessment Roll (Exhibit C).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number on the Assessment Roll and the Boundary Map and Assessment Diagram referenced herein. The net assessment for each parcel for Fiscal Year 2003 can be found on the Assessment Roll.

This report has been prepared and respectfully submitted by:

BOYLE ENGINEERING CORPORATION

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Eugene F. Shank, PE C 52792

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David R. Spencer, EIT CA 109078

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the Assessment as shown on the Assessment Roll, together with the Assessment Diagram, both of which are incorporated into this report, were filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

I, \_\_\_\_\_, as CITY CLERK of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram incorporated into this report, was approved and confirmed by the CITY COUNCIL of said City on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

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Charles G. Abdelnour, CITY CLERK  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

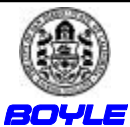
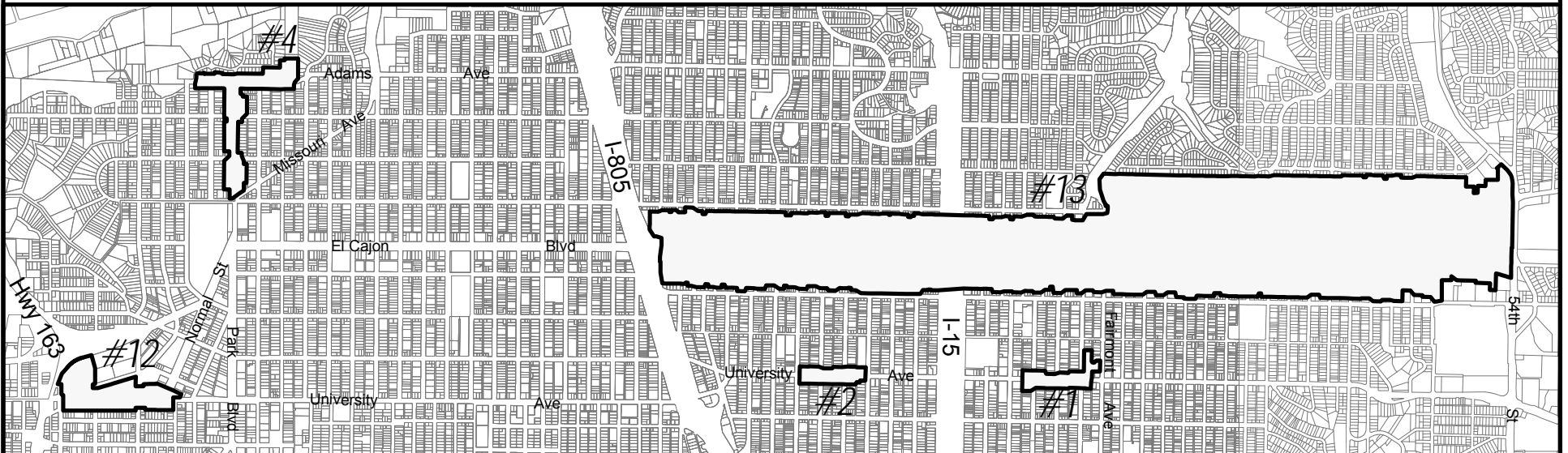
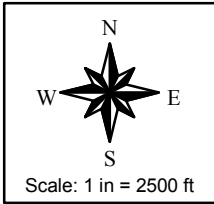
I, \_\_\_\_\_, as SUPERINTENDENT OF STREETS of the CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA, do hereby certify that the foregoing Assessment, together with the assessment diagram was recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

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SUPERINTENDENT OF STREETS  
CITY OF SAN DIEGO  
STATE OF CALIFORNIA

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# **EXHIBIT A**



## Mid-City Maintenance Assessment District INDEX MAP

EXHIBIT A



# **EXHIBIT B**

**EXHIBIT B - Estimated Annual Expenses, Revenues & Reserves**  
**Mid-City Maintenance Assessment District Sub-Districts #1, 2, 4, 12 &13**

<b>DESCRIPTION</b>	<b>FUND</b>		<b>FY 2003 <sup>(1)</sup></b>
	<b>OPERATIONS</b>	<b>RESERVE</b>	<b>TOTAL</b>
<b><i>BEGINNING FUND BALANCE</i></b>	\$0.00	\$242,916.00	\$242,916.00
<b>REVENUE:</b>			
District Assessments	\$313,365.00	\$0.00	\$313,365.00
Interest	\$0.00	\$12,470.00	\$12,470.00
City Contribution:			
Gas Tax Fund	\$9,976.00	\$0.00	\$9,976.00
<b>TOTAL REVENUE</b>	\$323,341.00	\$12,470.00	\$335,811.00
<b>TRANSFER FROM RESERVE</b>	\$19,154.00	(\$19,154.00)	\$0.00
<b>TOTAL CASH AVAILABLE</b>	\$342,495.00	\$236,232.00	\$578,727.00
<b>EXPENSE:</b>			
Personnel	\$41,049.00	\$0.00	\$41,049.00
Contractual	\$123,690.00	\$0.00	\$123,690.00
Incidental	\$110,935.00	\$0.00	\$110,935.00
Utilities	\$66,821.00	\$0.00	\$66,821.00
<b>TOTAL EXPENSE</b>	\$342,495.00	\$0.00	\$342,495.00
<b><i>ENDING FUND BALANCE</i></b>	\$0.00	\$236,232.00	\$236,232.00

<sup>(1)</sup> FY 2003 is the City's Fiscal Year 2003, which begins July 1, 2002 and ends June 30, 2003.

# **EXHIBIT C**

## **ENGINEER'S REPORT ASSESSMENT ROLL**

The undersigned, pursuant to the "Maintenance Assessment Districts Ordinance" (Division 2, Article 5, Chapter VI beginning at Section 65.0201 of the San Diego Municipal Code), the "Landscape and Lighting Act of 1972" (Part 2, Division 15 of the California Streets and Highways Code), applicable provisions of "Proposition 218" (Article XIII D of the California Constitution), and the "Proposition 218 Omnibus Implementation Act" (California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as "Assessment Law"), does hereby submit the following:

1. Pursuant to the provisions of Assessment Law and the Resolution of Intention, we have assessed the costs and expenses of the works of improvement (maintenance) to be performed in the Assessment District upon the parcels of land in the Assessment District benefited thereby in direct proportion and relation to the estimated benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram and Boundary Map on file in the Maintenance Assessment Districts section of the Park and Recreation Department of the City of San Diego. The District boundary is depicted in the Engineer's Report as Exhibit A.
2. The Assessment Diagram included in this report shows the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within the Assessment District, the same as existed at the time of the passage of the Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon the Assessment Diagram and in the Assessment Roll (Exhibit C).
3. By virtue of the authority contained in said Assessment Law, and by further direction and order of the legislative body, we hereby make the following assessment to cover the costs and expenses of the works of improvement (maintenance) for the Assessment District based on the costs and expenses as set forth in the Engineer's Report.

For particulars as to the individual assessments and their descriptions, reference is made to the Assessment Roll (Exhibit C) attached hereto.

DATED: \_\_\_\_\_, 2002      BOYLE ENGINEERING CORPORATION

By: \_\_\_\_\_  
Eugene F. Shank, PE      C 52792

By: \_\_\_\_\_  
David R. Spencer, EIT CA 109078